101.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,100 / 886,100
					USE VALUE:	886,100 / 886,100
					ASSESSED:	886,100 / 886,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOOD DAVID F/ETAL
Owner 2:	GOOD VICTORIA L
Owner 3:	
Street 1:	37 TOMAHAWK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,945 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 2382 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11945.000	341,300		544,800	886,100
Total Card	0.274	341,300		544,800	886,100
Total Parcel	0.274	341,300		544,800	886,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.06 | /Parcel: 372.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	65164
GIS Ref	
GIS Ref	
Insp Date	08/21/18

!8093!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	340,900	0	11,945.	544,800	885,700	885,700	Year End Roll	12/18/2019
2019	101	FV	265,300	0	11,945.	544,800	810,100	810,100	Year End Roll	1/3/2019
2018	101	FV	265,300	2500	11,945.	467,000	734,800	734,800	Year End Roll	12/20/2017
2017	101	FV	265,300	2500	11,945.	435,900	703,700	703,700	Year End Roll	1/3/2017
2016	101	FV	265,300	2500	11,945.	373,600	641,400	641,400	Year End	1/4/2016
2015	101	FV	264,000	2500	11,945.	334,700	601,200	601,200	Year End Roll	12/11/2014
2014	101	FV	264,000	2500	11,945.	309,800	576,300	576,300	Year End Roll	12/16/2013
2013	101	FV	264,000	2500	11,945.	295,400	561,900	561,900		12/13/2012

PRINT

Date	Time
12/10/20	22:40:47

LAST REV

Date	Time
08/29/18	11:39:03
apro	
8093	

USER DEFINED

Prior Id # 1:	65164
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHRONIS JOHN C/	29281-335		10/28/1998		370,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2000	829	Addition	58,000	O				16X28 ADDITION-NEW

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
5/29/2009	Measured	189	PATRIOT
8/30/2001	Permit Visit	PM	Peter M
3/29/2000	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	256	PATRIOT
8/13/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11945		Sq. Ft.	Site		0	70.	0.65	4									544,844						544,800	

Total AC/HA:	0.27422	Total SF/SM:	11945	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	544,844	Spl Credit		Total:	544,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.22692299
Const Adj.:	1.03020000
Adj $ / SQ:	120.078
Other Features:	84586
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419248
Depreciation:	77980
Depreciated Total:	341268

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

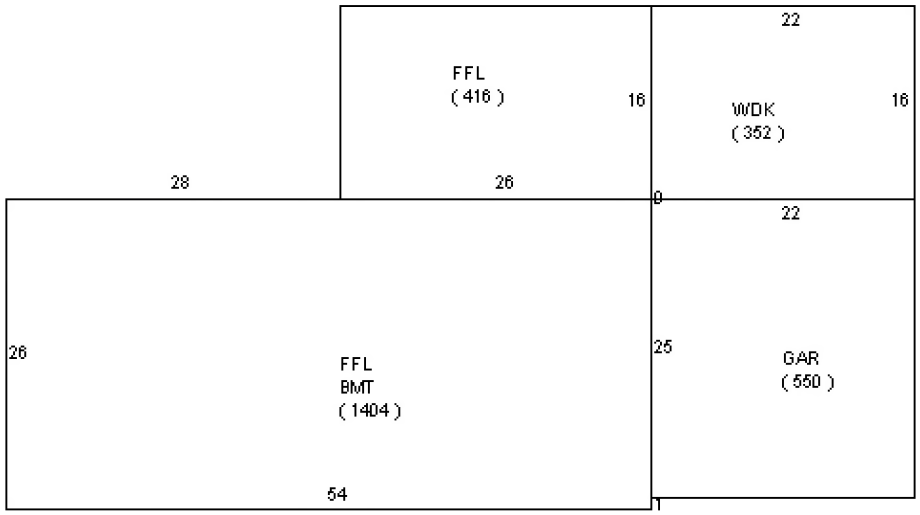
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	132.09
Special Features:	0	Val/Su Net:	82.72
Final Total:	341300	Val/Su SzAd	187.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,820	120.080	218,541
BMT	Basement	1,404	45.390	63,727
GAR	Garage	550	20.140	11,075
WDK	Deck	352	9.110	3,206

Net Sketched Area:	4,126			Total:	296,549
Size Ad	1820	Gross Are	4126	FinArea	2382

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	